

Strategic Overview



Vision Statement: To continue to facilitate appropriate levels of sustainable development predicated on the delivery of high quality community, employment and recreational environments - allied to the promotion of sustainable transportation and travel patterns - but all the while protecting Dún Laoghaire–Rathdown’s unique landscape, natural heritage and physical fabric, to ensure the needs of those living and working in the County can thrive in a socially, economically, environmentally sustainable and equitable manner

1.1 Introduction and Context

1.1.1 Introduction

This County Development Plan sets out Dún Laoghaire-Rathdown County Council's policies for the continuing sustainable development of the County for the period 2016 to 2022. It has been prepared following a period of intensive consultation over literally two years - on issues to be included in the Plan - which took the form of public displays and open days, meetings with stakeholders and service providers, written submissions, briefing sessions for elected representatives and the preparation of three Chief Executive's Reports on Submissions received at Pre-Draft, Draft Plan and Amendment stage.

The process of reviewing the 2010-2016 County Development Plan and the preparation of the new Plan formally commenced in March 2014 with an 8 week Pre-Draft Public Consultation period. A 'Have Your Say' booklet - setting out both the achievements delivered and challenges faced over the last six years and the issues likely to influence and shape the future of Dún Laoghaire-Rathdown - was prepared and widely circulated to various sectors and stakeholders across the County to help inform the consultation process. The Chief Executive subsequently submitted a report to Council on the outcome of that consultation process and made recommendations on the direction the Draft County Development Plan might take.

Following consideration of the Chief Executive's Report by Council the Draft Development Plan was prepared and went out on a ten week public consultation period in March - May 2015. That Draft Plan process generated over 700 no. submissions from the public and other stakeholders. Amendments to the Draft Plan - which went out on a 4 week public consultation in November - December 2015 - in turn generated nearly 400 no. submissions. This 'Finalised' County Development Plan was duly adopted by the Elected Members of the Council at a Special Meeting of the Council on the 17th February 2016.

1.1.2 Legislative Background

The County Development Plan has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended). The Act sets out the mandatory requirements which must be included in a Development Plan. These include, inter alia, objectives and zoning of land, the provision of infrastructure, the conservation and protection of the environment, and the integration of planning and sustainable development with the social, community and cultural requirements of the area and its population. The preparation of a Core Strategy, consistent as far as is practicable with the National



The Metals Dún Laoghaire

Spatial Strategy and the Regional Planning Guidelines, is also required.

In accordance with overarching European and National legislation Dún Laoghaire-Rathdown County Council also carried out a Strategic Environmental Assessment (SEA), an Appropriate Assessment under the Habitats Directive (AA), and a Strategic Flood Risk Assessment (SFRA) - all of which informed the Plan.

1.1.2.1 Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment (SEA) is the process by which environmental considerations are integrated into the preparation of plans and programmes. The SEA process was integrated into the preparation of this Dún Laoghaire-Rathdown County Development Plan. The Environmental Report is contained as a separate 'standalone' document accompanying the Development Plan.

1.1.2.2 Strategic Flood Risk Assessment (SFRA)

In compliance with the Strategic Environmental Assessment process the County Council carried out a Strategic Flood Risk Assessment of the objectives contained in the County Development Plan. This SFRA is included as Appendix 13 of the Plan and also includes a separate set of supplementary maps.

1.1.2.3 Appropriate Assessment (AA)

In accordance with requirements under EU Habitats Directive (43/92/EEC) and the EU Birds Directive (79/409/EEC) and Section 177 of the Planning and Development (Amendment) Act 2010, the impacts of the policies and objectives of all statutory land use plans on certain sites designated for the protection of nature under European legislation, must be assessed as part of the processing of the Plan. This process, known as Appropriate Assessment, is to determine whether or not the implementation of plan policies or objectives could have negative consequences for the habitats or species for which these sites are designated. This assessment is contained as a separate 'standalone' document accompanying the Development Plan.

The Council will ensure that any plan/project and any associated works in the County, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where a plan/project is likely to have a significant effect on a Natura 2000 site, or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan/project will

proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan/project is deemed imperative for reasons of overriding public interest - all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.

Plans and projects which might negatively impact Natura 2000 sites must be screened for AA and full AA must be carried out unless it can be established, through screening, that the plan or project in question will not have a significant effect on any Natura 2000 site.

1.1.3 Strategic Framework

The Planning and Development Act 2000 (as amended) requires that a Development Plan shall, so far as is practicable, be consistent with National and Regional plans, policies and strategies which relate to the proper planning and sustainable development of the area covered by the Plan. In addition, Development Plans are also required to have regard to any guidelines issued by the Minister for the Environment, Community and Local Government which would have a bearing on proper planning and sustainable development. Many of these National policies, plans and guidelines have arisen from Ireland's International obligations e.g. the Kyoto Protocol (1997) which committed the developed world to begin taking action in relation to climate change. Similarly, the UN Conference on Environment and Development, held in Rio de Janeiro (1992) and to which Ireland is a signatory, endorsed the concept of sustainable development which continues to be the cornerstone of planning policy and strategy worldwide.

1.1.3.1 National Policy

In addition to the EU legislation and Directives referred to above, that require ongoing assessment of a Development Plan in terms of potential impact on the environment, there are a whole series of National plans, strategies and guidelines - all promoting the concept of proper planning and sustainability - that also have a bearing on the preparation and direction of the County Development Plan. These are comprehensively listed and described in Appendix 1.

At a strategic level the key National documents influencing this Development Plan are:

- The 'National Spatial Strategy 2002-2020' (NSS) is the overarching spatial planning framework for the State that seeks to promote a better balance of social, economic and physical development between the Regions and forms the basis for Regional Planning Guidelines nationally. The NSS recognises the enduring role that Metropolitan Dublin plays as a key driver of the wider National economy. The NSS is, however, now some fourteen

years old. Central Government has now initiated the process to review and replace the NSS but when this successor document - the National Planning Framework - will be available is unclear.

- The 'National Climate Change Strategy 2007-2012' sets out how Ireland should aim to reduce energy consumption and ensure it meets its targets under the Kyoto Protocol.
- The 'National Climate Change Adaptation Framework' (2012) outlines how Ireland will seek to adapt to, and mitigate against, climate change.
- The 'Planning System and Flood Risk Management Guidelines' (2009) introduced comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process.
- 'Smarter Travel – A Sustainable Transport Future' (2009) is the Government's action plan to free towns and cities from traffic congestion, substantially cut CO₂ emissions and encourage a shift from the private car towards walking, cycling and increased public transport usage.
- The recently published 'Construction 2020 Strategy' - which recognises that the construction sector is slowly coming out of stasis – is a very targeted mechanism aimed at accelerating the provision of housing supply in the Metropolitan Dublin area.
- Ministerial Guidelines and Directives, including those relating to Core Strategies, Housing Strategies, Retail Planning, Childcare, Residential Density, Urban Design, Architectural Conservation and Design Standards for New Apartments.
- National Disability Authority's document 'Building for Everyone: A Universal Design Approach – Planning and Policy' (2012) provides extensive

practical guidance in relation to the universal design of buildings, places and facilities in accordance with the Barcelona Declaration.

1.1.3.2 Regional Policy and Guidelines

The Planning Authority is required 'to be consistent with' any Regional Planning Guidelines in force in its area when making and adopting a Development Plan. This County Development Plan has been prepared to be consistent with the current 'Regional Planning Guidelines for the Greater Dublin Area 2010-2022' and to have regard to the National Transport Authority (NTA) 'Greater Dublin Area Draft Transport Strategy.

(a) The Regional Planning Guidelines (RPGs) provide for the implementation of the National Spatial Strategy at a Regional level in the Greater Dublin Area (GDA). The principle objective of the RPGs is to develop a broad, spatially-oriented planning framework for the GDA - which comprises Dublin City and the Counties of Dún Laoghaire-Rathdown, South Dublin, Fingal, Kildare, Meath and Wicklow. Within the GDA, a distinction is made in the Guidelines between the existing built-up area of Dublin and its immediate environs (the Metropolitan Area) and the remaining extensive areas of countryside containing a range of designated development centres specifically located on transportation corridors (the Hinterland Area). Dún Laoghaire-Rathdown is almost exclusively within the Metropolitan Area. The RPGs provide an overall strategic context for the Development Plan of each Local Authority in the GDA and also provide a framework for future investment in environmental services, transportation and other infrastructure.

The Guidelines propose a strategy that promotes a development path that will:



The Orangery Marlay Park

- Consolidate development and increase overall densities of development which will lead to a more compact urban form, relative to the size of the population.
- Facilitate the provision and use of a considerably enhanced public transport system.

From 1st June 2014 the GDA Regional Authority was replaced by a new Eastern and Midlands Regional Assembly. The current 2010-2016 Regional Planning Guidelines, which were shaped and framed by the 2006 Census, are due to be replaced by a Regional Spatial and Economic Strategy (RSES) - to be drafted by the new Regional Assembly. The Regional Assembly has only just initiated the process to produce the RSES but when this successor document will be available remains uncertain.

(b) The NTA's 'Greater Dublin Area Transportation Strategy 2011-2030' - colloquially referred to as '2030 Vision' - sets out an integrated and balanced sustainable transportation framework for the wider Dublin Region and embraces all sustainable travel modes (walking, cycling, bus, rail and Luas) and road transportation and seeks to address such issues as road safety, traffic management, accessibility, social inclusion and guidance on complementary land use policies. The NTA are currently in the process of reviewing and replacing the 2030 Vision document with an updated 2016 - 2035 GDA Transportation Strategy. As at start of 2016 that new Strategy remains in Draft form. It is anticipated the new Strategy will, however, be fully adopted and operational sometime during calendar year 2016.

1.1.3.3 Dún Laoghaire-Rathdown Plans and Strategies

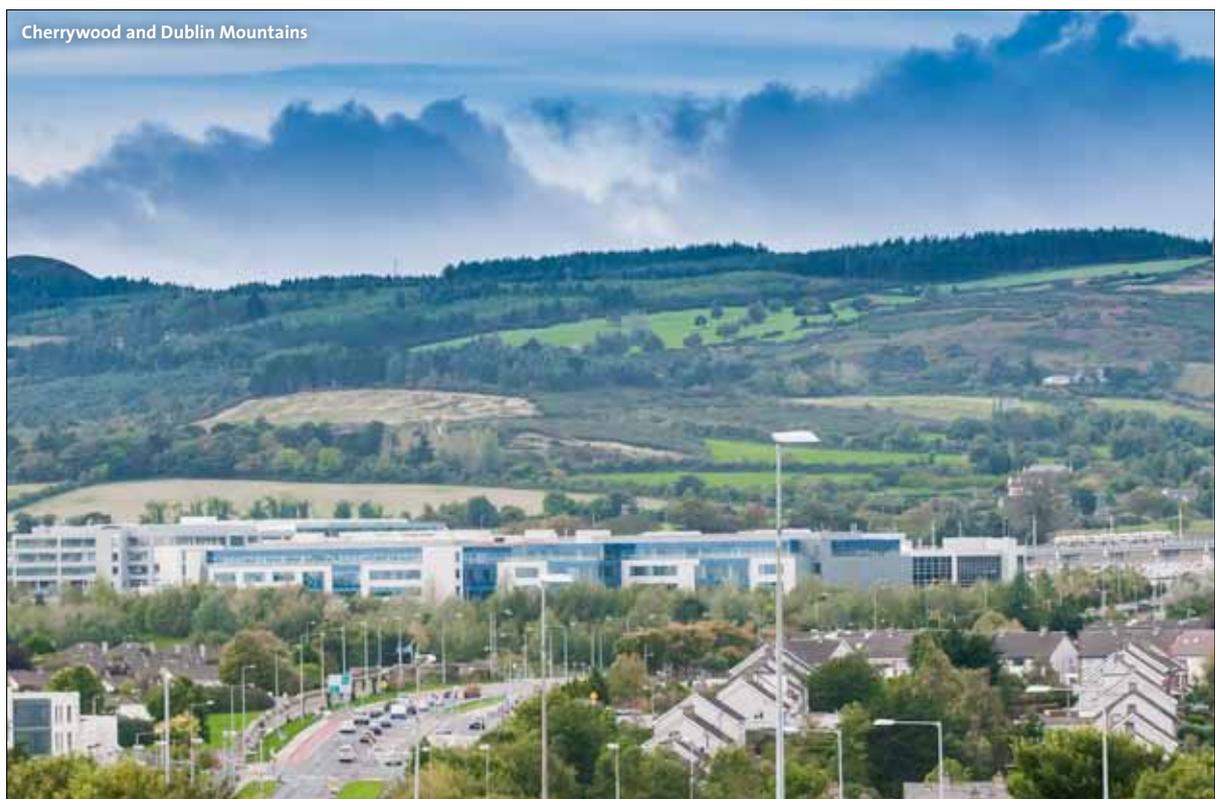
Locally-focused policy documents and plans - many actually initiated and drafted by the Council itself 'feed in' to the preparation of the County Development Plan and help influence both its primary direction and its local nuance.

(a) Cherrywood Strategic Development Zone (SDZ)

The Cherrywood area represents the most significant and strategic development node in Dún Laoghaire-Rathdown - extending as it does to c.360 hectares in total. The projected resident population could ultimately be in the order of 18-19,000. The Council proposes to guide the development and implementation of the overall Cherrywood area through the mechanism of the SDZ Planning Scheme recently approved by An Bord Pleanála. The implementation of the Planning Scheme will be subject to very strict phasing protocols directly linked to the commensurate delivery of both physical and community infrastructure - including the high quality Luas public transport system that is already operational in the Cherrywood area.

(b) Local Area Plans

Elsewhere in the County spatially-based Local Area Plans (LAPs) have been, and will continue to be, prepared by the Council - primarily targeted at new development nodes and areas of the County in need of redevelopment and/or regeneration. The purpose of LAPs is to set out in a greater level of detail the Council's requirements for new development - including such factors as density, layout and urban



design requirements, public transport and roads infrastructure, social and community infrastructure, open space and recreational facilities. LAPs have already been prepared and adopted for Glencullen, Woodbrook/Shanganagh, Stillorgan, Deansgrange, Goatstown, Blackrock and Kiltiernan/Glenamuck,

Future Local Area Plans proposed to be prepared during the lifetime of the 2016-2022 County Development Plan are outlined in Chapter 1.3.

1.1.4 Structure of the Plan

The Dún Laoghaire-Rathdown County Development Plan 2016-2022, which relates to the entire functional area of the Authority, replaces the 2010-2016 County Development Plan. The Development Plan comprises a series of separate, but closely linked and interrelated, elements:

- The Written Statement – the main policy document.
- A series of supporting Appendices.
- 14 no. County Zoning Maps, Flood Zone Maps (plus supplementary mapping).
- Environmental Report and SEA Statement.
- Natura Impact Report.

1.1.4.1 Written Statement

The primary Written Statement contains the following Chapters:

- Chapter 1 – Strategic Overview – sets out the primary goals and objectives, including the key Core Strategy, that will help guide and shape the proper planning and sustainable development of the County.
- Chapters 2 to 7 set out detailed policies and objectives under a range of specific Strategy headings which the County Council will seek to deliver upon over the six year life of the Plan e.g. Enterprise and Employment, Green County, Built Heritage, Physical Infrastructure, Community etc.
- Chapter 8 – Principles of Development – incorporates detailed Development Management objectives and standards to be applied to future development proposals in the County. Their purpose is to help guide and assist the formulation of development proposals and to regulate and minimise the impact of development on the environment in the pursuance of such development proposals. The Development Management Chapter is laid out as a single consolidated whole. It is considered this consolidated colour-coded format will make the Plan more coherent and user friendly.

Chapter 8 also incorporates a series of Land Use

Zoning Objectives – and accompanying definitions – which are given graphic representation on the accompanying County Development Plan Maps (14 no.) The purpose of zoning is to indicate the land use objectives for all the lands within the County. Considered zoning seeks to promote the orderly and structured development of the County by eliminating potential conflicts between incompatible land uses and to establish a rational and objective basis for future investment in public infrastructure and facilities.

- Chapter 9 – Specific Local Objectives – identifies and lists a series of targeted objectives which relate either to particular buildings, structures, areas or sites and/or particular development works the County Council itself is proposing (which, at this stage, may or may not have a particular or specific spatial dimension) or supporting.
- Chapter 10 – Strategic Environmental Assessment and Appropriate Assessment – provides a short explanatory narrative of what the respective Assessments are, their primary purpose and functions and the obligations placed on the County Development Plan process by the EU Habitats Directive and other relevant European and National environmental legislation.

For the first time, and in direct response to new European and National legislation that has been enacted, or evolved, since the adoption of the 2010-2016 County Development Plan (March 2010) the Written Statement includes three new elements:

- A Core Strategy (Section 1.2).
- A detailed analysis and critique of Climate Change Adaptation and Energy Efficiency mechanisms and measures. It is now acknowledged internationally that climate change cannot realistically be prevented and that there is a need, therefore, to both adapt to, and mitigate against, climate change. Section 5.2 specifically addresses climate change adaptation and mitigation and includes a series of recommendations and actions that respond to the 2012 'National Climate Change Adaptation Framework' (DoECLG). Policies included in this Plan that have been identified as incorporating elements of climate change adaptation or mitigation measures are marked with an asterisk*.
- Also included in Section 5.2 is a detailed assessment of flooding and flood risk across the County (Refer also to Appendix 13 - Strategic Flood Risk Assessment).

1.1.4.2 Appendices

The primary Written Statement is accompanied by a separate Volume of Appendices (Nos. 1-17) which incorporates a series of complementary and supporting documents, data sets and guidelines that help inform and clarify the broader strategic context

of the Written Statement. The Appendices are as follows:

1. European, National, Regional and Local Context Documentation.
2. Interim Housing Strategy 2016-2022.
3. Ecological Network Analysis (and associated mapping).
4. Record of Protected Structures, Record of Monuments and Places and Architectural Conservation Areas.
5. Industrial Heritage Survey.
6. Wind Energy Strategy.
7. Landscape Character Areas.
8. Rights-of-Way and Recreational Access Routes.
9. Building Height Strategy.
10. Development Management Thresholds (2010-2016).
11. Rural Design Guide.
12. Dún Laoghaire Urban Framework Plan.
13. Strategic Flood Risk Assessment.
14. Green Infrastructure Strategy.
15. Sandyford Urban Framework Plan.
16. Statement Outlining Compliance with Ministerial Guidelines.

Given their size and/or formatting Appendices Nos. 13, 14 and 15 are printed as 'standalone' documents.

1.1.4.3 Mapping

The 14 No. County Development Plan Maps provide a graphic representation of the proposals contained in the Written Statement and/or Appendices and indicate land use zoning and control standards together with various other objectives of the Council. The Maps do not purport to be accurate survey maps from which site dimensions or other survey data can be determined. Should any potential conflicts arise between the Written Statement and the County Maps the Written Statement shall prevail.

1.1.5 Context and Challenges in Plan Preparation

1.1.5.1 Context

This County Development Plan has been prepared at a time of uncertainty and transition – both in terms of National and global economic outlook - and more locally within the Dublin Metropolitan Area where there has been recent significant volatility and instability in the residential housing market. Notwithstanding, and after a long, six year period of economic decline and contraction there are signs of a recovery in the National economy, some reduction in Regional unemployment levels and a slow, but cautious, return in the housing construction sector. The outlook for the period 2016-2022 will almost certainly be more positive.



Dún Laoghaire skyline viewed from the Harbour

This time of transition and potential new growth presents new challenges but the Plan is predicated on the expectation that, in the period to 2022, there will be continuing economic recovery both National and locally - where Dún Laoghaire-Rathdown will be very well placed to capitalise on any such growth – and that any population increase in the County will be in line with, and reflect, the most up-to-date National and Regional population projections.

Expectations in relation to the rate or speed of recovery require to be realistic, however, as the legacy of the recession will take time to dissipate. The dramatic decline in construction output across the State over the period 2008-2014 – when the industry was effectively in stasis – combined with the systemic problems in the financial/banking sectors points to the capacity of the construction sector being badly damaged. The sector will take time to recover. Given such a scenario the likelihood of the construction industry being in a position to ‘gear up’ sufficiently to fully meet projected housing demand over the next six years - while at the same time attempt to backfill the residential supply vacuum that has developed over the last five/six years - would appear challenging at best.

1.1.5.2 Challenges in the Preparation of the Plan

The preparation of an ‘evidence-based’ County Development Plan has proved challenging, not only on foot of the uncertainties surrounding the ‘transitional’ phase that the County finds itself in – described immediately above - but also an unavoidable, but nevertheless unfortunate, vacuum of contemporary National and Regional guidance, particularly in relation to issues of future population and housing projections.

(i) The National Spatial Strategy 2002-2020 (NSS)

This 20 year overarching Strategy - aimed at promoting balanced Regional development across Ireland – was framed in 2000-2001 at a time when the social, economic and financial landscape of the State was very different from the present. It was flagged in spring 2013 that a comprehensive review of the NSS was to be undertaken and that a successor document – the National Framework Plan – was to be prepared. As this process has only been initiated relatively recently, it remains unclear when this successor strategy/plan will be in place. That review process, however, will almost certainly include revised demographics based both on the 2011 Census and December 2013 population projections produced by the CSO, and even possibly headline figures from Census 2016. The strategic outputs from the replacement National Framework Plan will directly inform the detail of the ‘new’ Regional Spatial and Economic Strategies (RSES) to be prepared by the new Regional Assemblies established in June 2014.

The RSES, as and when completed, will replace the Regional Planning Guidelines that currently direct and influence City and County Development Plans across the State.

(ii) ‘Outdated’ RPG ‘Targets’ v 2013 CSO ‘Projections’

The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs) sets out population/housing ‘targets’ for each of the Local Authorities in the GDA but are based on now outdated demographic data derived from the 2006 Census. Notwithstanding, the legislation requires County/City Development Plans ‘to be consistent with’ the population ‘targets’ of the most recently available RPGs. The RPG ‘targets’ have not been reviewed or updated to reflect the new demographic information available from the more recent 2011 Census and the RSES successor document - to be prepared by the new Eastern and Midlands Regional Assembly – was not, unfortunately, available prior to the adoption of this County Development Plan in spring 2016.

In December 2013 the Central Statistics Office (CSO) published revised Regional Population Projections for the GDA for the period from 2016-2031 based on the more recent 2011 Census data. While it is acknowledged CSO projections are not as targeted as Regional Planning Guidelines -and do not break down projected housing numbers to County/City level - the December 2013 forecast, nevertheless, revised future population projections downwards across the Region. The ‘most likely’ CSO projection forecasts a GDA population of 1.86 million by 2016 (98,000 persons less than the comparable RPG ‘target’) and 1.97 million by 2021 (c.131,000 less than the RPG 2022 ‘target’). In simple terms, by extrapolation of the 2013 CSO figures - and assuming Dún Laoghaire-Rathdown County continues to ‘take’ a 16% share of the overall GDA population – the population growth in the County would be c.10,000 less in 2016 and c.14,000 less in 2022 than envisaged by the 2006 Census-based RPG ‘targets’. This clearly has implications for the provision and quantum of residential units required to house the envisaged population of the County.

Based on the above, a likely scenario is that this County Development Plan will require to be amended, by way of a statutory Variation, relatively soon following its adoption in February 2016. In these circumstances, and given the underlying tempering of population/housing growth expectations - flagged both by the 2013 CSO projections and by the recently published (April 2014) ‘Housing Supply in Ireland’s Urban Settlements 2014 -2018’ report by the Government’s own Housing Agency - a cautionary approach to overtures for additional zoning throughout the preparation of this County Development Plan was considered paramount.

(iii) Retail Strategy for the Greater Dublin Area 2008 -2016

The Greater Dublin Area Retail Strategy 2008-2016 is the strategic framework to help guide and inform the various retail policies and objectives of the component Development Plans within the Greater Dublin Area. As with the narrative in relation to Regional Planning Guidelines in (ii) above the base data used in the preparation of the GDA Retail Strategy to determine projected floor space demand was based on the 2006 Census – this at a time of record housing construction, strong economic growth, high levels of in-migration by non-nationals following EU enlargement and historically low unemployment figures. All these metrics changed in the years immediately following.

The overall thrust of the Retailing Chapter of the 2010-2016 Dún Laoghaire–Rathdown County Development Plan was that a cautionary approach to retailing and retail floor space should be adopted for the duration of the Plan, particularly in relation to the potential adverse consequences of oversupply. This was in response to the dramatic downturn in the economy, large reduction in in-migration levels, a more than doubling of unemployment levels and significantly more limited consumer spending power from 2008 onwards.

The GDA Retail Strategy itself contained numerous warnings in relation to the difficulties and dangers associated with projections over long periods of time and the need to exercise caution. In recognition of predictions that growth in Irish GDP would slow significantly the Strategy stated that *“...the impact of these lower levels of growth in demand for the GDA, is that, if completely unrestricted retail development is permitted, the effects on existing towns and centres will be detrimental”*. To ensure the continuing currency and validity of the Strategy it was recommended that, during the life of the Strategy, interim update and review monitoring reports should be produced at regular intervals - no less than every second year - to provide information on its delivery and on possible changes to the population and economic indicators used (in its original preparation). The Strategy was published in June 2008 but no biennial review, as recommended, has ever taken place. The prospect of a replacement Retail Strategy for the GDA being produced before 2017 - at the earliest - is highly unlikely. In light of the radical changes impacting on the economic landscape of the State since the original preparation of the Retail Strategy in 2007/2008 – and the continuing delays in bringing forward a considered or updated replacement Strategy - a cautionary approach to retailing and additional retailing floor space in the County continued to be advocated in this Plan.

(iv) Greater Dublin Area Transport Strategy 2011-2030

The National Transport Authority’s Transport Strategy – the colloquially termed ‘2030 Vision’ – sets out an integrated and balanced sustainable transportation



framework for the wider Dublin area – including Dún Laoghaire-Rathdown. The Strategy was published in 2011 but has not yet been formally adopted.

However, the Government’s ‘Infrastructure and Capital Investment Framework 2012-2016’ deferred a number of large-scale public transport infrastructure projects – including Metro North, Metro West and the DART Interconnector – that were key cornerstones of the NTA’s ‘2030 Vision’. It is unclear how the Transport Strategy might, or will, be modified in the short-to-medium term to fill the vacuum precipitated by the deferral of the aforementioned ‘big ticket’ schemes.

(v) Strategic Flood Risk Assessment (SFRA)

The purpose of Strategic Flood Risk Assessment is to provide sufficient information to allow sound planning decisions to be made on sites at risk of flooding over the lifetime of the 2016-2022 County Development Plan and also to ensure that the Elected Members have adequate information with regard to flooding in coming to decisions on the Plan.

In November 2009 the Department of the Environment, Heritage and Local Government – in conjunction with the Office of Public Works (OPW) - published ‘The Planning System and Flood Risk Management – Guidelines for Planning Authorities’. The Guidelines require that Development Plans should ensure the prior identification of areas at risk of flooding, or flood zones, so that this identification can ‘feed in’ to the drafting of County/City Development Plans across the State.

The OPW is the lead authority on flooding in the Country and in 2011 they commenced a National Catchment Flood Risk Assessment and Management (CFRAM) programme. CFRAM is currently being carried out for the Eastern Region – which includes Dún Laoghaire-Rathdown - and these studies have been used for the basis of SFRA in the County. With the exception of the Dodder Catchment, which was assessed as an early pilot project a number of years ago, the Eastern CFRAMS maps are still not completely finalised. The Draft CFRAM maps, have, however, been in the public domain since March 2015. The Water Services Section of the Council is still in discussion with the OPW on the veracity of a number of areas which have been shown to be subject to flooding.

1.2 Core Strategy

1.2.1 Introduction

The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence-based Core Strategy to be incorporated as part of all County Development Plans. The purpose of a Core Strategy is to articulate a medium-to-longer term quantitatively-based strategy for the spatial development of the area of the Planning Authority, and, in so doing, to demonstrate that a Development Plan and its policies and objectives are entirely consistent with National and Regional development objectives as set out in the National Spatial Strategy 2002-2022 (NSS) and the Regional Planning Guidelines 2010-2022 (RPGs).

The Core Strategy focuses especially on:

- (1) Defining a coherent settlement strategy that sets out the hierarchy and role of Gateways, Hub Towns, County Towns, other towns and villages and rural areas as outlined in the documents above.
- (2) The process of giving effect to the hierarchy above by setting National and Regional population targets and associated requirements for housing land.
- (3) Providing a transparent evidence-based rationale for the amount of land proposed to be zoned for

residential and allied mixed-use zonings in the Development Plan.

- (4) Providing a rationale for the quantum and location of employment zoned lands.
- (5) Demonstrating that, in setting out objectives for retail development, the Planning Authority has had regard to the statutory Retail Planning Guidelines.

The central focus of the Core Strategy is on residential development and in ensuring that there is an acceptable equilibrium between the supply of zoned, serviced land for residential development and the projected demand for new housing, over the lifetime of the Plan. In this respect, two key datasets are examined:

- Housing Land Availability Study (Supply of zoned land)
- Regional Planning Guidelines for the GDA (Population Targets)

The Housing Land Availability Study comprises a survey of undeveloped, zoned lands - with or without planning permission - for residential development and is updated annually by the Planning Authority to ensure its currency.

The Regional Planning Guidelines for the Greater Dublin Area (2010-2022) include population targets for all of the GDA Local Authorities, based on projections from the 2006 Census. The Core Strategy



Apartment Scheme Trimbleston, Goatstown

legislation requires the County Development Plan to 'be consistent with' the population targets of the most recently available Regional Planning Guidelines. At some point early during the lifetime of the County Development Plan 2016-2022, it is likely that a review of either the National Spatial Strategy and/or the replacement of the Regional Planning Guidelines for the new Eastern and Midlands Regional Assembly area will take place. These reviews will almost certainly include revised population targets based on the 2011 Census of population and, in this eventuality, the Council will be required to vary the County Development Plan to take account of any revised targets. In the interim, however, the Council must seek to ensure a reasonable equilibrium of supply of zoned residential development land and population targets as set out in the Regional Planning Guidelines for the Greater Dublin Area (2010-2022).

1.2.2 Settlement Hierarchy

1.2.2.1 Context

To set an outline context Dún Laoghaire-Rathdown County covers an area of only c.12,000 hectares. The County town of Dún Laoghaire, for example, is barely 10 kilometres distance from St Stephen's Green. Spatially, Dún Laoghaire-Rathdown is by far the smallest County in the State. Approximately half the County could be described as urban (or suburban) and half described as rural.

In broad terms the primary implications of the Regional Planning Guidelines for Dún Laoghaire-Rathdown are:

- Dún Laoghaire-Rathdown falls almost exclusively within the Metropolitan Area where the primary objective is one of consolidation of the existing urban area.
- Dún Laoghaire-Rathdown has the advantage of major transport corridors traversing it - the N11 QBC, Rathfarnham QBC, the DART and Luas Lines B, B1 and B2 (planned). The RPG strategy considers these corridors to be absolutely fundamental to future growth and should be capitalised upon.
- Dundrum and Dún Laoghaire, as designated 'Metropolitan Consolidation Towns' are identified as key urban nodes with potential to grow as important development centres due to their favoured location with regard to public transport networks, comparison shopping facilities and employment and services provision.
- Cherrywood, as a designated Large Growth Town within the Metropolitan Area, will accommodate significant new investment in transport, in economic and commercial activity and in housing. As a

designated Strategic Development Zone it will help contribute to the overall competitiveness of the GDA and so assist the overall objective of promoting the GDA as an International 'Gateway', as set out in the National Spatial Strategy.

1.2.2.2 Settlement Structure – RPG

The RPGs recommend in relation to Dún Laoghaire-Rathdown that, as a mostly Metropolitan County, housing delivery should focus on strengthening the urban form of the County through building up major town and district centres at public transport nodes, continuing sensitive infill to counteract falling population and declining services and supporting new housing growth focussed on key new public transport provision - namely the Luas extension from Sandyford to Bray/Fassaroe (in two phases) and upgrades to the DART route through the County.

Dún Laoghaire-Rathdown is a very small County spatially and the vast bulk of its population is concentrated in a single urban / suburban mass between the foothills of the Dublin Mountains and the coast. The various suburbs in the County coalesce or 'bleed' into one another with no clear or obvious boundaries separating them into discrete entities. The County does not have the discrete 'trickle down' hierarchy of standalone and separate major towns, secondary satellites, support towns and villages as envisaged in the Core Strategy Ministerial Guidelines and which is more often the norm in the rural counties outside Greater Dublin. For this reason the 'one size fits all' Core Strategy Table outlined in the Guidelines – and which seeks to apportion population growth in a very prescriptive fashion among various discrete, standalone nodes within a County – is simply not applicable in the context of Dún Laoghaire-Rathdown.

1.2.2.3 Rural Housing

The 'rural' footprint of Dún Laoghaire-Rathdown – i.e. the area covered by High Amenity and Rural Amenity Zoning objectives – is primarily concentrated in the south-western quadrant of the County. The area generally comprises the foothills of the Dublin Mountains - including the upland plateau framing Carrickgollogan and Ballycorus. The proximity of the defined rural footprint immediately adjacent to the edge of the urban/ suburban mass of the County i.e. essentially east of Enniskerry Road - makes it an area very much 'under strong urban influence'.

The broad policies and objectives of the 'Sustainable Rural Housing' – Guidelines for Planning Authorities' (2005) are fully recognised and embodied within the County Development Plan. The Development Plan advocates a robust rural settlement strategy aimed at controlling the spread of urban-generated 'one-off' housing into the spatially limited rural countryside of the County. It is also recognised, however, that there will be certain circumstances where limited



Figure 1.1: Core Strategy Map

one-off housing may be acceptable where it can be shown not to be urban generated, will not place excessive strain on services and infrastructure or have a serious negative impact on the landscape and where demand arises from locationally-specific employment or local social needs. The policy approach promoted in the Development Plan is considered to provide a reasonable balance between the delivery of appropriate and justifiable residential development in the rural parts of the County with the stated objective of protecting the unique character of the Dublin Mountain foothills and is, accordingly, broadly in line with Government guidance on the subject.

‘targets’. This situation will evolve in the next few years with the updating/revisions of both the National Spatial Strategy and the replacement for the Regional Planning Guidelines, which will almost certainly be based on population projections and targets derived from the most recent 2011 Census and even, possibly, Census 2016.

Until this takes place, however, the Core Strategy will focus on the Regional Planning Guidelines housing and population targets. The population and housing policy of the NSS is translated through the RPGs to the individual Council/City level. The NSS prescribes a population growth target figure for each Region within the State which the RPGs analyse and set out, in turn, the future population and housing targets for each County and City Development Plan, in line with National spatial policy. Alongside this Regional target, the DoECLG has also prescribed target figures for each designated Gateway.

1.2.3. Population Targets

1.2.3.1 Introduction

As referred to in 1.2.1 above, the housing and population targets of the County Development Plan continue to be based on the most recently available, but now outdated, Regional Planning Guidelines

1.2.3.2 Population Projections Vs Population ‘Targets’

It should be noted that there is a distinction between population ‘projections’ – which are generally

1

carried out at a Regional level by the CSO and examine mortality, fertility and migration trends - and population 'targets' which are carried out by the Department of the Environment, Community and Local Government and examine not only the aforementioned trends but also consider the influence of Regional policy in any future scenario.

Notwithstanding the above, it should be noted that the most recently available RPG housing targets are based on the 2006 census. There is a considerable difference between the RPG housing targets and the recently published CSO 'Regional Population Projections' (2013) which are based on the 2011 census. Starkly contrasting assumptions regarding migration trends account for the bulk of the difference, with the CSO projecting a significantly lower rate of population and housing growth in the coming years than is forecast in the Regional Planning Guidelines targets.

1.2.3.3 Regional Planning Guidelines for the Greater Dublin Area (2010-2022)

The Core Strategy is framed by the most recently available household target projections, derived from the Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

To recap, the Regional Planning Guidelines population and housing 'targets' for Dún Laoghaire-Rathdown were as follows:

	2006	2016	2022
DLR (population)	194,038	222,800	240,338
DLR (housing)	77,508	98,023	117,893

The RPG housing total for Dún Laoghaire-Rathdown for 2016, is estimated to be c.98,000 units, constituting an additional allocation of c.20,500 over a ten year period from 2006. The housing 'target' for the period 2006 to 2016 translated, in annualised terms, to approximately 2,000 units per annum. The results of Census 2011 provide an insight into how the 'targets' fared over the first five year period of the RPG forecast, from 2006 to 2011. During this five year period, there was a growth in housing units in the County of c.8,400 units, an average of approximately 1,700 units per annum. Subsequent data for the years 2011 to 2013 however, show a very marked decline (which began in 2009) in housing construction, with ESB connection data suggesting that only 175 units were built in 2012 and 260 units in 2013.

The RPGs provide for a further allocation from 2016-2022 of c.19,850 units. This equates to a housing target of c.3,300 residential units per annum over the six year period to 2022.

The full housing allocation for Dún Laoghaire-Rathdown from the RPGs for the years 2006 to 2022 is 40,385. Between 2006 and 2013, approximately 9,500 units were constructed in the County, leaving an allocation of 30,885 for the remaining years 2014 to 2022. In annualised terms, this allocation translates into approximately 3,800 units per annum over this period.

To put this housing allocation figure in the context of recent years' housing delivery, the graph below shows the County's housing construction 'performance' from 2006 relative to the targets set out in the RPGs, in annualised form. A clear and sizeable mismatch between housing supply and forecast need has emerged in recent years. In 2006, at the peak of the housing bubble, some 93,500 housing units were completed across the Country, 19,470 of them in Dublin. In 2013 a total of only 8,300 homes were completed with just 1,360 in Dublin. A similar pattern is evident in Dún Laoghaire-Rathdown and clearly, neither approach is sustainable.

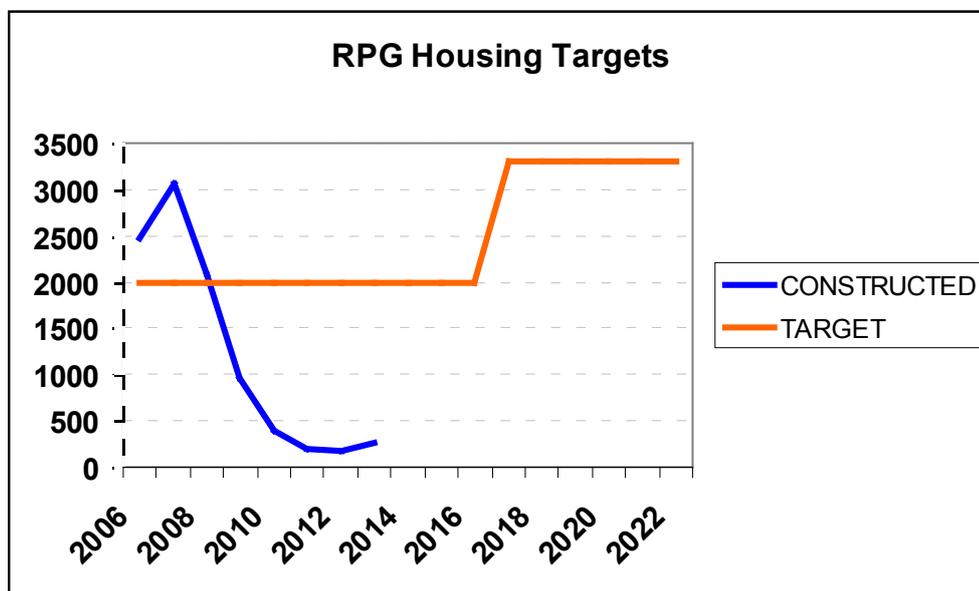


Figure 1.2: Regional Planning Guidelines Housing Targets

1.2.4. Residential Land Supply

1.2.4.1 Housing Land Availability Study

The Housing Land Availability Study (HLAS) is prepared annually by the Council for submission to the DoECLG¹. It provides an estimate of the quantum of zoned residential land, both serviced and unserved, yet to be developed within the County. Mixed-use zoning provisions where residential is permitted is also included.

The Housing Land Availability Study (2013) estimates that there was approximately 640 ha. of undeveloped zoned land available for residential development in the County. Of this figure, approximately 400 ha. was serviced and ready for development. The Housing Land Availability Study estimated that the overall quantum of zoned residential land (both serviced and unserved) had development potential for approximately 34,000 residential units.

A substantial quantum of the zoned residential land in the County Development Plan is located in the Cherrywood Strategic Development Zone (SDZ) area. The Cherrywood area represents the most significant and strategic development node in Dún Laoghaire-Rathdown. Due to the scale of the Plan area, it is envisaged that the build-out horizon for Cherrywood may span several Development Plan cycles and

therefore constitutes, in part, a longer-term, strategic land reserve for the County.

It shall be a central objective of the Core Strategy to expedite the full servicing of the presently unserved lands in the Southern part of the County, which have potential for c.8,000 homes, within the lifetime of the Plan.

1.2.4.2 Conclusion

To recap, the full housing allocation for Dún Laoghaire-Rathdown from the RPGs for the years 2006 to 2022 is 40,385. Between 2006 and 2013, approximately 9,500 units were constructed in the County, leaving an allocation of 30,885 for the remaining years 2014 to 2022.

The Housing Land Availability Study estimates a zoned land supply capable of supplying in excess of 30,000 residential units. Therefore, there is, in principle, sufficient zoned residential land in the County to meet this housing allocation.

The very close alignment between supply and projected demand for zoned land, however, highlights the extreme importance of ensuring timely servicing of the County's landbank.

The Old Connaught-Woodbrook Water Supply Scheme is a strategic scheme required to provide storage and distribution capacity for a wide area extending from Cherrywood into north County Wicklow to unlock the potential of major development nodes at Woodbrook, Old Conna, Ballyman, Rathmichael and Fassaroe

Table 1.2.2: Housing Land Availability Table

Location	Hectares (approx.)	Potential Residential Yield (approx.)	Services Required
Serviced Land			
Includes Sandyford, Stepside, Kiltiernan, all other suburban infill	410	18,000	
Part Serviced Lands			
Cherrywood	70	7,700	Water and Drainage Roads Infrastructure
Unserviced Lands			Water and Drainage Public Transport Roads Infrastructure
Woodbrook/Shanganagh	25	2,300	
Old Conna	50	2,000	
Rathmichael Lands	85	3,600	
Total	160	7,900	
Grand Total	640	33,600	

¹ In 2014 the Department changed the protocol for the HLAS, renaming it the 'Residential Land Availability Survey' and excluding all mixed-use lands. As it is necessary for urban authorities to include mixed-use lands, DLR has decided to maintain the original protocol for the HLAS, for the purpose of this County Development Plan.

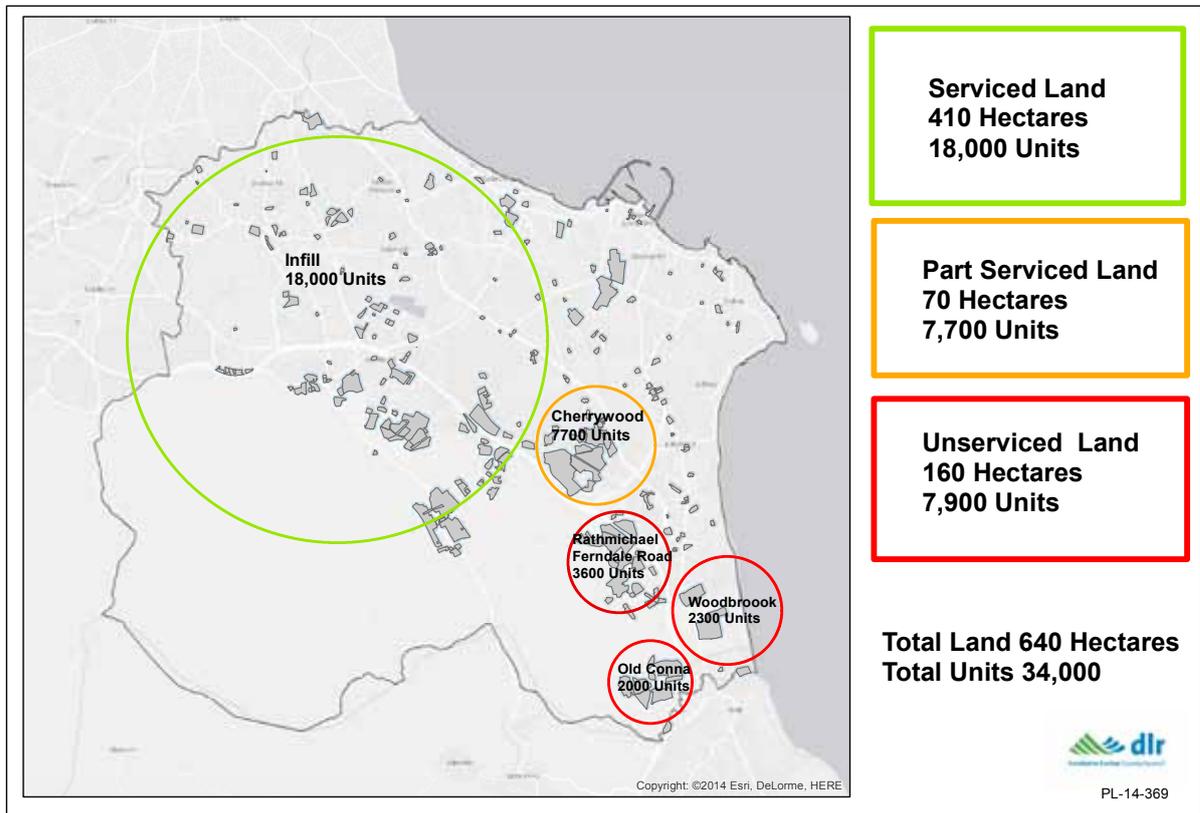


Figure 1.3: Served, Part Served, Unserved Land

(north Wicklow). The scheme has been included in various ‘Water Services Investment Programmes’ at planning and design stage, with a preliminary report for the Scheme having been submitted to the DoECLG. More recently, the Scheme was included as part of Irish Water’s ‘Emerging Investment Plan 2017-2021’ with a status indicated as ‘For Inclusion in the Emerging Investment Portfolio’. In relation to foul drainage, the Old Connaught-Woodbrook Sewerage Scheme will form the basis of a new drainage network for the same area and has a similar project status - ‘For Inclusion in the Emerging Investment Portfolio’.

Despite the efforts of the Council to ensure the timely servicing of the south-eastern part of the County, it remains a reality that the timetable for the delivery of critical water and drainage infrastructure will now be determined by Irish Water, as set out in its various Capital Investment Programmes and subject to the availability of requisite finance. The Planning Authority cannot, with any degree of certainty at this stage, determine when that will take place.

The delivery of residential zoned lands in the southern part of the County is dependent on the co-operation of Irish Water in delivering the necessary water and drainage infrastructure and of Central Government in progressing major improvements in public transport infrastructure in the area.

The zoning and servicing of land is not, in and of itself however, sufficient to restore housing supply to necessary levels. The legacy of difficulties faced by the property development and construction industries resulting from the property market crash in 2008 is still apparent. Central Government’s ‘Construction 2020 -

A Strategy for a Renewed Construction Sector’ (2014) contains a range of actions intended to stimulate housing supply in Dublin. Areas of focus include improving access to development financing and the establishment of a Housing Supply Coordination Task Force for Dublin to co-ordinate efforts among the many stakeholders in the process.

1.2.5 Phasing, Prioritisation and Infrastructure Delivery

1.2.5.1 Context

As outlined above there is a demonstrable equilibrium in relation to the medium-to-longer term housing demand/supply equation in Dún Laoghaire-Rathdown. In combination with the ongoing pattern of organic and incremental densification and infilling within the established urban/suburban mass of Dún Laoghaire-Rathdown there are also a number of large, primarily greenfield, growth nodes of zoned land in the south and south-east of the County which will contribute to addressing Dún Laoghaire-Rathdown’s housing output requirements over the next 10 – 20 years.

While a key strand of the overall Settlement Strategy focuses on the continued promotion of sustainable development through positively encouraging

consolidation and densification of the existing urban/suburban built form – and thereby maximizing efficiencies from already established physical and social infrastructure - the development of the new, higher density strategic growth nodes in the south and south-east of the County will be dependent on the concurrent delivery of adequate water services and upgraded /planned public transport infrastructure.

Any significant delay in delivering on this pivotal capital infrastructure could see the County being in the position of being unable to fulfil the housing ‘targets’ set out for it in the 2010-2022 RPGs.

The primary growth nodes from which a significant portion of the supply of residential units will derive up to the 2022 horizon – and potentially beyond - are detailed below.

- Former Dún Laoghaire Golf Course.
- Sandyford Business District.
- Stepside-Ballyogan.
- Kiltiernan-Glenamuck Local Area Plan.
- Carrickmines (Lands excluding Strategic Development Zone).
- Cherrywood Strategic Development Zone.
- Woodbrook-Shanganagh Local Area Plan.
- Old Conna Local Area Plan.

In addition to the major parcels of zoned development land detailed above, the ongoing incremental infill and densification of the existing urban area will generate, over time and on a cumulative basis, relatively significant house numbers.

1.2.5.2 Core Strategy Table

In line with the provisions of the Act, the Core Strategy must contain:

A Core Strategy section of the Written Statement, outlining the origins and broad aims of the Strategy, including, in particular, the population targets or allocation for the Plan period; and

A diagrammatic-type Core Strategy Map, depicting how the Planning Authority anticipates its area will develop out over the Plan period and in line with the availability of infrastructure, services and amenities.

The ‘Guidance Note on Core Strategies’ prepared by the DoECLG suggests that *“taking account of the importance of the quantum and distribution of future population and housing development lands in the Core Strategy and the numerical nature of this information, it follows that in addition to the two items above, the Core Strategy should include a third item, namely:*

A Core Strategy Table, summarising the key statistics in the Core Strategy as regards the distribution of future population and housing and its alignment with Regional Planning Guidelines.”

The suggested Housing Land Availability Table in Section 1.2.4 above sets out the development potential of the various centres around the County which corresponds relatively closely to the housing ‘targets’ set out in the Regional Planning Guidelines for the GDA (2010-2022). It is not possible, however, to provide an accurate timeline for the delivery of units within each centre, particularly in those areas subject to servicing constraints. The provision of major infrastructure to unlock the development potential of the zoned lands in the southern part of the County will ultimately be delivered by other agencies in line with Central Government policy. While Local Authorities have a coordinating and supporting role in this regard, the reality is that the key decisions in relation to initiating these projects are taken elsewhere.

1.2.6. Employment Lands

1.2.6.1 Introduction

The ‘Core Strategy Guidance’ document (2010) states that the Strategy should involve *“...an appropriate level of analysis to ensure that sufficient lands are identified for employment purposes at suitable locations, taking proper account of National planning policies such as those above and the availability of the required physical infrastructure, particularly access and water services”*(P.8.).

While the Guidance document sets out a clear methodology for determining the sufficiency of residential zoned land, no such methodology is suggested for determining the sufficiency or adequacy of employment zoned lands.

There are a number of issues to consider in determining what will constitute an adequate supply of employment zoned land in Dún Laoghaire-Rathdown:

1. Dún Laoghaire-Rathdown is part of the wider Greater Dublin Area economy and labour market. There is a considerable ‘flow’ of employees/commuters between the various Counties of the GDA. Approximately 43% of jobs in Dún Laoghaire-Rathdown are held by ‘Internal County Workers’, that is persons resident within the County, while 51% are held by in-commuters, with the residual number homeworking. Therefore, the growth of the County’s resident population/workforce will only generate a proportional increase in jobs located in the County.
2. The interaction of population growth and employment growth is also a consideration. Dún Laoghaire-Rathdown’s population is older than the GDA average and also contains a significant number of third level students – resulting in a relatively low

'labour force participation rate'. Therefore, a growth in population in Dún Laoghaire-Rathdown may not result in a growth in the number of workers, commensurate to growth in other Counties within the GDA.

3. 'Jobs Ratio' - The current jobs ratio in Dún Laoghaire-Rathdown is circa 0.8 (72,781 jobs located in the County as a proportion of 87,490 residents in the labour force). It is RPG policy to improve jobs ratio levels, generally – *"In achieving sustainable and balanced employment within the GDA, the Regional Planning Guidelines support the improvement of jobs ratio levels in each of the constituent local authorities of the Region and each local authority should include an objective or series of measures, compliant with the RPG economic strategy, to foster employment creation and maximise the jobs potential in growth towns."* (p.77). Recommendations in relation to the zoning of land for employment purposes should take account of this objective.
4. Most employment in Dún Laoghaire-Rathdown is not located within traditional, single zoning 'employment' lands. The main employment zoned lands (the Objective 'E' lands and the various zonings within the Sandyford Business District) provide the location for approximately 40% of jobs in the County. The majority of employment is located within the mixed-use town/district/ neighbourhood centre lands and also, perhaps surprisingly, within residential lands. Therefore, the zoning of additional Objective 'E' employment lands is only one part of accommodating additional employment needs in Dún Laoghaire-Rathdown.

1.2.6.2 Demand for Employment Zoned Lands

While the RPGs do not provide specific growth estimates for employment across the GDA, an analysis provided by the National Transport Authority in their "Greater Dublin Area Transport Strategy - 2030 Vision" uses an employment forecast that assumes the 2006 ratio of employment to population will remain constant up to 2030 at National and GDA level. This means that, for the GDA, an increase in employment of 39% over 2006 levels is expected.

In relation to employment trends, according to Census 2011, there were approximately 87,500 people resident in Dún Laoghaire-Rathdown who were at work. This is a decline from approximately 92,000 in 2006. The Census also records how many jobs are actually located in the County. In 2006 the number was approximately 70,000 and this figure remained largely unchanged by 2011. It should be noted that the resident population of the County increased by c.13,000 persons during this period - so it might have been expected, under more normal economic circumstances, to see a corresponding increase in employment numbers in the County.

Spatially, there have been a number of changes evident between 2006 and 2011 - the number of jobs located in Sandyford increased by almost 1,000, to a figure of approximately 15,000. There was also an increase in the number of jobs in Dundrum (up by 1,500 to approximately 4,500) and in Cherrywood (up marginally to 2,300). There were decreases in the number of jobs in Dún Laoghaire (down 700 to approximately 7,700) and the Pottery Road area (down 200 to approximately 1,800). The largest single employer in the County - UCD - remained largely unchanged at c.4,000.

1.2.6.3 Supply/Development Potential of Commercial Zoned Lands

(i) Employment Land

There is a total of 290 ha of employment zoned lands in the County. The Sandyford Business District (which has a variety of 'subset' employment zone-types) comprises almost 150 ha. of this total, with the Cherrywood Science and Technology Park comprising approximately 25 ha. Commercial development is also 'Permitted in Principle' on lands zoned 'Major Town Centre' (MTC) or 'District Centre' (DC). Paradoxically, the largest single employer in the County is not located on employment zoned lands. UCD currently has a workforce of c.4,000 and is located on lands zoned Objective TLI 'To facilitate the development of Third Level Institutions'. The Masterplan for the campus envisages the potential for further growth in employment, both directly related to academic expansion and also 'campus company' enterprise.

There are also, in addition, some smaller employment cores distributed across the County such as Churchtown Business Park, Clonskeagh and Blackrock. Clusters of manufacturing employees can be identified in the southeast of the County around north Bray, in areas around Dundrum (Balally, Meadowmount, Nutgrove and Farranboley) and Dún Laoghaire (Sallynoggin, Pottery Road, Granitefield and Kilbogget).

(ii) Land Use Zoning and Employment

Employment in the County is concentrated in Major Town Centre/District Centre lands and in Employment zoned lands. As outlined above, there are approximately 70,000 jobs located in the County. Relatively speaking, a minority of these are located in pure 'Employment' zoned lands - just under 30,000. There are c.11,000 located in 'Major Town Centre' lands in Dún Laoghaire and Dundrum and c.7,000 located in 'District Centre' lands.

An analysis of the relative scale of Dún Laoghaire-Rathdown's employment lands, in the context of the other Dublin Authorities, reveals some surprising conclusions. There is a total of almost 300 hectares of employment lands within the County - 60 hectares of which is greenfield, undeveloped land. Fingal County, by comparison, has a total of almost c.2,700 hectares

of employment land and South Dublin County a total of c.1,600 hectares. The employment lands in Dún Laoghaire-Rathdown, however, have a much higher 'job density' on average. In the Sandyford Business District, for example, there are over 100 workers per hectare, the Cherrywood Science and Technology Park has 165 workers per hectare and the Clonskeagh Business Park has over 100 workers per hectare. By comparison, Grange Castle Business Park in South Dublin has approximately 7 workers per hectare, while job density in Citywest is 22 workers per hectare. In Fingal County, Blanchardstown Business and Technology Park has only 11 workers per hectare and Airside Business Park 39 workers per hectare.

There are starkly different employment densities prevalent in employment zones across Dublin. Different typologies of business park/industrial estate have very different levels of employment. Many of the larger warehousing/logistics-focussed parks in Fingal for instance, have employment densities of only 10-20 workers per hectare. By contrast, Dún Laoghaire-Rathdown's commercial lands, in many cases, have employment densities in excess of 100 workers per hectare.

The overall average employment density by County varies quite considerably - Fingal has 9 workers per hectare of employment land, South Dublin County has 19 workers per hectare and Dún Laoghaire-Rathdown County has 69 workers per hectare.

Despite having a far smaller quantum of specific employment zoned lands, the disparity between Dún Laoghaire-Rathdown and the other comparable Dublin Authorities in terms of overall job numbers is, perhaps surprisingly, not significant. The number of jobs located in Fingal and South Dublin are,

respectively, 79,000 and 77,000, only slightly larger than Dún Laoghaire-Rathdown's circa 70,000.

(iii) Employment Outside Employment Zones

It is important to note, in any examination of the relationship between employment lands and overall employment numbers in a County, that the majority of jobs in the Dublin area are located outside of specific 'employment' zones. There are large numbers of jobs located within Town Centre/District Centre lands, which are home to major retail and commercial uses. While it may not be immediately apparent, there are also significant numbers of jobs located within residential areas - in schools, crèches and other community facilities.

(iv) Undeveloped Employment Lands

There currently remains a substantial quantum of undeveloped Objective 'E' zoned lands - circa 60ha. - in Dún Laoghaire-Rathdown. The main areas of presently undeveloped employment zoned lands (zoned Objective 'E') are in:

- Cherrywood (40 ha).
- Carrickmines (adjacent to 'The Park').(20 ha).
- Old Conna (some potential employment zoned lands).

1.2.6.4 Conclusion

In conclusion, and having regard to the predicted size of the labour force and the estimated jobs ratio for the County by 2022, it is considered that the key Development Plan objective 'to ensure that sufficient serviced lands are available for employment





generation’ is satisfactorily addressed. Furthermore, it is considered that the quantum of zoned, serviced and accessible employment lands demonstrates consistency with Strategic Policy ‘EP2’ of the Regional Planning Guidelines for the GDA which aims “to seek sustainable economic growth across the GDA, by the promotion of identified core economic areas across the GDA in both the Dublin and Mid East Regions to facilitate new employment opportunities for existing populations and seek to reduce the volume of unsustainable long distance commuting.”

With a housing target of circa 31,000, as expressed by the RPGs, it is possible to provide an estimate of the proportion of the population likely to be in employment and the proportion of that employment base which is likely to be Dún Laoghaire-Rathdown based.

Table 1.2.3: Population and Employment

Population Target 2014-2022	71,000 (31,000 households X 2.3)
Minus the Proportion of Population aged under 15yrs (18%)	58,220
Labour Force Participation Rate 64%	37,260
Jobs Ratio 0.8	29,808
Jobs Forecast for DLR	36,700

The largest growth area by employment sector over the lifetime of this County Development Plan, and beyond, is estimated to be in the Services Sector (Market Services and Non-Market Services). This sector is estimated to account for over 90% of the employment growth in the GDA.

Market services are a complex group of employment types, covering retail and commerce, business and finance, and ‘other’ employments such as hotels/ catering etc. Non-Market services cover three important and distinct groups of employment, namely Education, Health Services and Public Administration.

In spatial terms, it is also possible to separate services into two distinct categories - ‘local’ and ‘externally traded’ services.

‘Local’ services relates to employment types which rely directly on the catchment population, such as convenience shopping, local financial services/banks and other local services e.g. hairdressers/ public houses etc. ‘Externally traded’ services relates to employment which does not necessarily rely on a local catchment. This can relate to international financial institutions, but also to car dealers and hotels and large-scale comparison shopping.

Analysis, carried out by the National Transport Authority in the GDA, calculated that approximately 20% of the population was estimated to be employed in ‘locally based’ services which directly relate to the resident population. The remaining 80% would therefore be distributed as ‘externally traded’ services and would not be required to be located proximate to the local population. This means that the available employment and mixed-used zoned land in Dún Laoghaire-Rathdown should be capable of accommodating an increase of approximately 30,000 persons in employment.

Calculating, as an approximate estimate, a requirement for 20 sq.m. of commercial floorspace per employee, it is possible that, based on the above estimate which itself is based on RPG population targets, there may be a demand for up to 600,000 sq.m. of commercial floorspace over the lifetime of this Development Plan 2016-2022. The significant existing planning permissions for commercial development in Sandyford and the sizeable quantum of commercial lands that will begin to develop in Cherrywood over the next number of years can comfortably accommodate this estimated level of demand in the medium-to-longer term.

1.3 Development Areas and Regeneration

1.3.1 Introduction

The Planning and Development Act 2000 (as amended) introduced a more layered or tiered approach to Planning - cascading down from National Plans such as the National Spatial Strategy, through Regional Planning Guidelines, County/City Development Plans and down to Local Area Plans. The Development Plan is a key Plan in that it 'feeds' both upwards and downwards. The County Development Plan sets the scale, location and nature of new development areas but it is other mechanisms such as Local Area Plans and Strategic Development Zones that provide the crucial detail for creating sustainable neighbourhoods. There is also a role for non-statutory Plans such as Neighbourhood/Urban Framework Plans. In addition, it is noted that the Villages of the County have an important role to play in the sense of community and identity in Dún Laoghaire-Rathdown.

1.3.2 Strategic Development Zones

Part IX of the Planning and Development Act 2000 (as amended) provides that the Government may

designate a Strategic Development Zone (SDZ), and specify the types of development, which may be permitted therein. This designation is primarily to facilitate development which, in the opinion of the Government, is of economic or social importance to the State.

1.3.2.1 Cherrywood

Cherrywood was designated as an SDZ by Government Order in May 2010, and the Planning Scheme for the SDZ was eventually approved by An Bord Pleanála in April 2014. The boundary of the Planning Scheme is identified on the Development Plan maps (Map Nos. 7,9,10). Development of any site that falls within, or partly within, this Planning Scheme boundary will require to align with the provisions of the Planning Scheme document. Any site that adjoins the Planning Scheme should also refer to the Planning Scheme, but only in order to understand the context of the site in relation to the Scheme.

The Cherrywood SDZ Planning Scheme was prepared as it was recognised that the area had the potential to be a major new residential and employment settlement in the County and the Region. The Planning Scheme provides a strong degree of certainty regarding the phasing and delivery of new development, in tandem with the provision of essential infrastructure to serve and facilitate development.

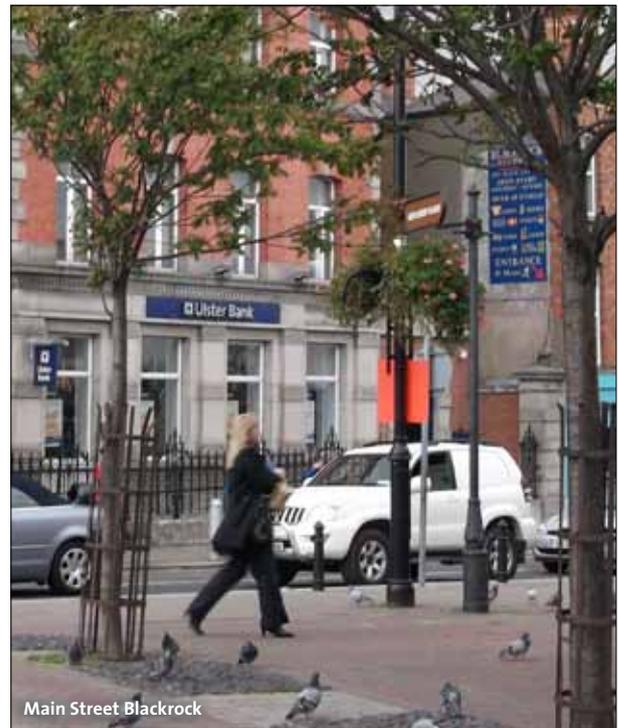


The Planning Scheme lands cover approximately 360 hectares, the majority of which are currently undeveloped and rural in context. There is some recent development along the southern edge of the SDZ, in the form of houses and apartments and an emerging business park.

“The over arching vision for the Planning Scheme is:

- *To create a sustainable place with a rich urban diversity, which respects its historical and natural setting while also facilitating innovation and creativity.*
- *Spatially develop a cohesive and diverse community with a strong identity and environmental integrity.*
- *To contribute to the economic growth of the County through the development of a vibrant economic community anchored around the Town Centre.*
- *To provide a safe and friendly environment where people can live, work and play within an envelope of sustainable, integrated transport with a primacy of soft mode of transport throughout.”*

Within the Planning Scheme there are some limited sites that do not have a defined land use objective, shown on Map 2.1 of the Scheme. These lands are included in the Scheme to provide necessary infrastructure to serve the area. (Refer Section 8.3.10).



- The need for effective public consultation with the community which will be affected by the Local Area Plan - including children.
- The importance of the Local Area Plan as a means of identifying the mechanisms that will secure the implementation of the necessary physical, social and environmental infrastructure required to achieve the objectives of any Plan.

1.3.3 Local Area Plans

Plans may be prepared in respect of any area, or an existing suburb of an urban area as well as areas in need of renewal or areas likely to be subject to large scale development as deemed necessary by the Elected Members having regard to the specific criteria outlined in Section 2.1 of ‘Local Area Plans, Guidelines for Planning Authorities’,(2013). In accordance with Section 10(2) (h) of the Planning and Development Act 2010 (as amended), the following areas are considered to contain lands in need of regeneration/renewal - Dún Laoghaire, Dundrum, Sallynoggin and Stillorgan. There are differing definitions of regeneration in urban planning but it is taken to mean the integrated local redevelopment of an area.

One of the key messages outlined in the Department of Environment, Community and Local Government publication ‘Local Area Plans, Guidelines for Planning Authorities’ (2013) is that Local Area Plans must be consistent with the Core Strategy of the County Development Plan. The Core Strategy provides an objective evidence base to allow for an area to be zoned for development, which can then be delivered in a sustainable and planned manner through the vehicle of an adopted statutory Local Area Plan. The other key messages of the Guidelines in relation to Local Area Plans are:

1.3.4 Local Area Plans in Dún Laoghaire-Rathdown

Since the introduction of the Planning and Development Act 2000 Dún Laoghaire-Rathdown County Council has prepared a range of statutory Local Area Plans and one Strategic Development Zone at Cherrywood. Table 1.3.1 below outlines the status of the various Plans currently in place, or proposed, in the County and also indicates their consistency with the Core Strategy. Section 19 of the Act provides that a Planning Authority must commence a review of a Local Area Plan six years after the making of the previous Local Area Plan unless, not more than five years after the making of the previous Local Area Plan, the Planning Authority by resolution defers commencing the Review process for a further period of five years because it is considered that the Local Area Plan remains consistent with objectives of the County Development Plan and the Core Strategy.

The review of a number of Local Area Plans – Stillorgan, Woodbrook/Shanganagh and Glencullen has been deferred for a further five years as outlined in the table below.

Table 1.3.1: Local Area Plans.

Local Area Plan	Plan Period	Adopted	Extended to	Compliance with Core Strategy
Woodbrook/ Shanganagh 2006 - 2016	10 years	November 2006.	November 2016 (To be reviewed during the lifetime of this Plan).	Quantum and type of development is in accordance with the Core Strategy.
Kiltiernan/ Glenamuck 2013 - 2018	6 years	September 2013.	September 2018	Quantum and type of development is in accordance with the Core Strategy although some elements will be delivered over a longer horizon.
Stillorgan 2007- 2017	10 years	October 2007	October 2017 (To be reviewed during the lifetime of this Plan)	Quantum and type of development is in accordance with the Core Strategy.
Glencullen 2008 - 2018	10 years	March 2008	March 2018 (To be reviewed during this Plan)	No major development proposed.
Deansgrange 2010 - 2020	10 years	June 2010		Quantum and type of development is in accordance with the Core Strategy. Only a small amount of residential infill is proposed.
Goatstown 2012 - 2018	6 years	April 2012		Quantum and type of development is in accordance with the Core Strategy. Only a small amount of residential infill is proposed.
Blackrock	6 years	March 2015		
Dundrum	New Plan to be prepared.			
Sallynoggin	New Plan to be prepared.			
Old Conna	New Plan to be prepared when infrastructural constraints are overcome.			Quantum and level of development will be in accordance with the Core Strategy.
Stepaside Action Area Plan area to be extended to include parts of Carrickmines and Glenamuck	New Plan to be prepared (Ballyogan and Environs LAP).			Quantum and level of development will be in accordance with the Core Strategy.
Dún Laoghaire and Environs	New Plan to be prepared.			
Clonskeagh/UCD	New Plan to be prepared.			
Ballybrack/ Loughlinstown	New Plan to be prepared.			

1.3.4.1 Woodbrook-Shanganagh

The Woodbrook-Shanganagh Local Area Plan 2006–2016 sets out the framework for the development of two significant parcels of land at Woodbrook and

Shanganagh Castle which were rezoned in the 2004–2010 County Development Plan.

The Plan lands are located in the greenbelt area between Bray and Shankill and are within a major

multi-modal transport corridor which includes the M11 which can be easily accessed from the Plan lands and which, in turn, provides access to the M50. The Old Dublin Road QBC fronts the development lands. The DART line, with proposed access from a planned new station at Woodbrook, also runs through the Plan lands. The 2010-2016 County Development Plan shows the Luas Line B2 extension from Brides Glen to Fassaroe with a spur east, which would run close to the Plan lands. This proposed alignment is retained in the current County Development Plan. The National Transport Authority's 'Greater Dublin Area Transport Strategy - 2030 Vision' includes a measure to extend the Luas Green line from Brides Glen to the Bray area, subject to the timing and scale of new development in this area and appraisal and economic assessment. The '2030 Vision' document also makes reference to the fact that a comparative analysis with a Bus Rapid Transit (BRT) alternative will be undertaken prior to any final progression to Railway Order.

The Plan proposes a neighbourhood framework based on the provision of a high density urban form that maximises the use of existing and proposed transport infrastructure and aims to reduce the need to travel. Two distinct urban nodes are proposed - one at Woodbrook, which includes a new neighbourhood centre, and the second at Shanganagh Castle which will essentially be a reinforcement of the existing urban form immediately to the south of Shankill village. The Plan lands, when fully developed, will accommodate an additional 5,000 to 6,000 persons in approximately 2,000 to 2,300 units. These figures are based on net densities of 80 to 100 units per hectare at Woodbrook and 65-75 units per hectare at Shanganagh Castle.

No planning permissions for development have yet been granted on the Woodbrook/Shanganagh lands since the original adoption of the Local Area Plan in 2006 - primarily on the basis that there are continuing deficiencies in relation to water and drainage infrastructure. The Old Connaught-Woodbrook Water Supply Scheme is a major scheme required to provide storage and distribution capacity for a wide area extending from Cherrywood into north County Wicklow and including proposed development lands at Woodbrook, Old Conna, Ballyman, Rathmichael and Fassaroe (County Wicklow). In relation to foul drainage, the Shanganagh Sub-Catchment Drainage Scheme will form the basis of a new drainage network for much the same area. Irish Water has given a commitment in their Proposed Capital Investment Programme 2014-2016 'To continue Planning and Business Case Review' for the Old Connaught - Woodbrook Water and Sewage Schemes.

Despite the efforts of the Council it remains a reality that the timetable for the delivery of critical water and drainage infrastructure will be determined by Irish Water, as set out in their Investment Programmes and subject to the availability of requisite finance.

Woodbrook/Shanganagh Local Area Plan was adopted by Dún Laoghaire-Rathdown County Council in November 2006 and was *nominally* valid for a period of 10 years, until November 2016. Amendments to the Planning and Development Act 2010 meant that if the Council wanted to ensure that the lifespan of the Plan remains statutorily valid for 10 years, a resolution had to be made not later than 5 years from the adoption of the Plan. A resolution to extend the life of the LAP was subsequently passed by a further five years to November 2016. The extension of the LAP provides Dún Laoghaire-Rathdown County Council and all other relevant stakeholders a further window of opportunity to resolve the continuing infrastructural blockages and so help realise the strategic development objectives of the LAP. However, the Local Area Plan is due for review in 2016 and it is recommended that this review be carried out during the lifetime of this County Development Plan.

1.3.4.2 Kiltiernan-Glenamuck

The Kiltiernan/Glenamuck LAP was initially adopted in 2007. As Local Area Plans have a six-year lifespan, a revised version of the Plan was subsequently adopted by the Council in 2013. The Plan covers an area of approximately 100 hectares - bounded to the north-west by the Stepside Golf Course and the decommissioned Ballyogan Landfill, to the north-east by the M50 Motorway corridor, to the west by the high amenity foothills of the Dublin Mountains and to the south by a relatively fertile agricultural plain stretching to The Scalp. It is anticipated that the Plan area will ultimately accommodate circa 2,500-3,000 residential units, a neighbourhood centre, two tranches of public open space and a large employment node adjacent to the established mixed-use development at The Park, Carrickmines.

The key elements of the overall planning framework for the area include the proposal to provide a bypass road of the Village Core of Kiltiernan, the implementation of a Neighbourhood Framework Plan to consolidate the Village Core, the graduation of residential densities - from higher densities adjacent to the Luas line to lower densities further removed from this main public transport artery - and the implementation of a centrally-located major public open space/school site.

A number of changes to the Plan were made as part of the revision in 2013 - a reduction in the width of the proposed new bypass roads to single carriageway in each direction (with cycle lanes), some revised junction layouts, removal of a proposed 'Link Road' and the inclusion of the 'Neighbourhood Framework Plan' to help guide the eventual development form of the Primary and Secondary Neighbourhood Centres - with particular emphasis on such matters as proposed urban form, urban design features, architectural style and materials.

In terms of built form, the LAP is quite prescriptive in relation to the permissible range of densities and

building heights and generally seeks to echo the relatively low-rise context of the surrounding area. Proposed residential densities are relatively modest, in comparison with a number of the other Key Development areas better located in relation to public transport corridors.

While some infrastructural servicing objectives in the area have been achieved in recent years, none of the major development objectives of the Local Area Plan have been realised to date. The Local Area Plan is due for review in 2018 and it is recommended that this review be carried out during the lifetime of this County Development Plan.

1.3.4.3 Stillorgan

The lifetime of the Stillorgan Local Area Plan, which was originally adopted in 2007, has been extended by resolution to October 2017. The Local Area Plan encompasses the lands around the intersection at Lower Kilmacud Road, Old Dublin Road and The Hill and includes a number of strategic sites including the Stillorgan Shopping Centre, Leisureplex, the former Blakes site, the Stillorgan Shopping Centre overflow car park, Kilmacud Crokes GAA club lands and existing retail and commercial development on Lower Kilmacud Road. The Plan seeks to address local issues facing Stillorgan including traffic volumes and congestion and aims to promote a more pedestrian friendly environment. The Plan identifies a vision for redevelopment of Stillorgan as a District Centre and Neighbourhood Centre with a strong sense of place. A land use strategy is outlined which focuses on the development of a high density retail core proximate to the N11 - incorporating higher density retail and

residential uses, a medium density mixed-use area which includes the existing shopping centre, a lower density mixed-use area focused on the existing areas which are zoned Neighbourhood Centre and a residential area adjacent to the west and northwest boundaries of the Plan lands.

The Plan focuses on achieving improvements to the public realm by means of creating a civic core/space around the existing traffic node at the junction of Kilmacud Road Lower and the Old Dublin Road. An enhanced pedestrian environment will be achieved through the provision of bus-only and local vehicle-only access on the Dublin Road near its junction with Kilmacud Road Lower.

1.3.4.4 Glencullen

Glencullen village and the surrounding area were included in the Glencullen Local Area Plan, adopted in 2008 but subsequently extended to March 2018. It encompasses an extensive rural upland area centred on the crossroads of Glencullen and including the village, extending north along Ballyedmonduff Road, south along Bridge Road to Glencullen Bridge, west to Boranaraltry Bridge and east along Ballybetagh Road. The primary purpose of the Plan is to interpret and apply National and local rural planning policy, identify 'at-risk' aspects of Glencullen, establish its overall 'carrying capacity', give guidance on the nature (type) and location of potential development and the details of appropriate scale, form and design of rural development the Planning Authority wishes to promote in the area.

The 'Source Protection Plan', to protect the potable water aquifer supply in the area, imposes significant



Dublin Mountains, Glencullen

constraints on the development potential of the Plan area.

Included in the document is a Glencullen Rural Design Guide, which the Planning Authority believes has relevance and application to the entire rural hinterland of the County, not just the Plan area. Applications for housing in the rural parts of the County are assessed against the Glencullen Rural Design Guide and other relevant policy documents.

1.3.4.5 Old Conna

The Old Conna LAP area extends to some 182 hectares, of which 66 hectares comprises residentially zoned lands – the remainder comprising greenbelt. The zoned development lands are centred around an established historic village core. The Local Area Plan lands were rezoned in the 2004 – 2010 Dún Laoghaire-Rathdown County Development Plan.

The 2010 - 2016 County Development Plan shows the Luas Line B2 extension from Brides Glen to Fassaroe crossing the Plan lands. The National Transport Authority's 'Greater Dublin Area Transport Strategy – 2030 Vision' includes a measure to extend the already operational Luas Green line from Brides Glen to the Bray area, (i) subject to the timing and scale of new development in this area and (ii) an appraisal and economic assessment. The 2030 Vision also makes reference to the fact that a comparative analysis with a BRT alternative will be undertaken prior to any final progression to Railway Order.

To date there remain fundamental deficiencies in relation to water and drainage infrastructure (Refer also to Section 1.3.4.1 above).

The provision of a quality public transport system will be subject to Central Government and NTA assessment, albeit alternative public transport options to the Luas proposal could be investigated as part of any Local Area Plan process. At the present time it is difficult to have any certainty on when development will take place at Old Conna. The A1 zoning effectively safeguards the area for future strategic development in accordance with an approved Local Area Plan. Should the required infrastructure become available, or at least committed to, during the lifetime of the County Development Plan the preparation of the Local Area Plan can then be advanced. The advantage of the A1 zoning is that it safeguards the area from any incremental development that would undermine its strategic importance and also allows the development planned for the area to be included in the Core Strategy for the County.

1.3.4.6 Goatstown

The Goatstown Local Area Plan was adopted in April 2012. The Plan area includes the heavily trafficked intersection at Goatstown and extends to incorporate the predominantly residential areas of Knocknashee,

Taney, Larchfield, Hollywood, Farmhill, Willowfield and Goatstown Close. It also includes the neighbourhood centres at Willowfield and Larchfield, Mount Anville School, Taney Hall and potential development lands at Knockrabo. The continuing requirement for a reservation for the Eastern Bypass has effectively sterilised a portion of the Plan lands and has had an overall negative impact on the wider area. Spatially the crossroads is the focal point in the area but it is hampered by traffic volumes and congestion and displays little 'sense of place' although The Goat pub is a significant local landmark.

The LAP sets out a vision for the area to create a distinctive and vibrant urban village. Good principles of urban design, as outlined in the Department of Environment, Heritage and Local Government 'Urban Design Manual' (2009), underpin the Plan's policies and objectives. Of major benefit to the Plan will be the proposed Blueline Bus Rapid Transit Corridor which is proposed to run from St. Vincent's Hospital to Sandyford via University College Dublin and Goatstown. The BRT will utilise part of the road reservation for the Eastern Bypass. Two proposed stops or stations are located in the Plan lands – Mount Anville and Goatstown. The Council is reliant on Central Government and other agencies for the delivery of public transport infrastructure and it is noted that a commitment is given in the National Transport Authority's 'Greater Dublin Area, Transportation Strategy - 2030 Vision' (2011), to assess this BRT proposal and examine whether it can be integrated into the wider bus priority network.

Individual Site Framework Strategies are included in the LAP for lands at The Goat, the Topaz Garage site, lands at Knockrabo, the former Victor Motors site and the Irish Glass Bottle site.

1.3.4.7 Deansgrange

The Deansgrange Local Area Plan was adopted in 2010 and covers the area within 500 metres radius of Deansgrange Crossroads. It includes part, or all, of Deansgrange Village, Deansgrange Cemetery, Deansgrange Business Park, Pottery Road Business Park and St Fintan's Park. The aim of the Local Area Plan is to set out development guidelines aimed at working towards a more attractive urban environment in Deansgrange. The Plan identifies a number of potential redevelopment areas – including the former Statoil garage on the Deansgrange Road, the Old Factory off Abbey Road and the Deansgrange Business Park. One site identified, the former AIB premises at the corner of Kill Lane/Clonkeen Road, has subsequently been redeveloped in accordance with the objectives of the Local Area Plan.

The Plan recognises the conflicting demands of vehicular traffic through the Plan area - congestion due to access to Deansgrange Business Park, retail elements and schools - versus the demand for pedestrian activity at the crossroads. The Plan area

includes a sizeable portion of land which is zoned for employment-related uses at the Deansgrange Business Park and the Pottery Road Business Park and, whilst there may be issues with traffic congestion, accessibility, layout and urban realm, these lands provide an opportunity for office-based employment generation, positive synergy with the local community and linkages to nearby Third Level Institutions i.e. IADT. The Plan stipulates that any major development proposals in respect of employment zoned lands in the Deansgrange Business Park be brought forward in the context of a Master Plan. With regard to residential development the focus in the Plan is on retaining and consolidating existing population levels by way of infill and an element of residential within the neighbourhood centre areas - and also within the Deansgrange Business Park - to allow for passive surveillance of Clonkeen Park.

1.3.4.8 Blackrock

Following on from an objective contained in the County Development Plan 2010 - 2016 the Blackrock Local Area Plan 2015 - 2021 was adopted in March 2015. The Plan covers an area of 76 hectares and includes the Village, Main Street, Newtown Avenue and Rock Hill, the Seafront, the Frascati and Blackrock Shopping Centres and a wider area which encompasses a portion of Blackrock Park and areas to the south of the Bypass - Dunardagh, St Teresa's, Rockfield Park and Cluain Mhuire (off Newtownpark Avenue) and Employment zoned lands off Carysfort Avenue.

Central to the Plan is the re-establishment of links, and improved connectivity, between the Village, the Seafront and Blackrock Park. Objectives include proposals for a viewing terrace and upgraded access facility located in the vicinity of the existing pedestrian over bridge across the railway line, a new entrance to Blackrock Park at Rock Hill and the implementation of a Village Improvement Scheme along Main Street and Rock Hill. The Plan also addresses the severing caused by the Blackrock Bypass and the very heavy traffic that it carries.

Sites with development potential have been identified. Very clear objectives have been set out in the form of Site Framework Strategies for both the St Teresa's, Dunardagh and Cluain Mhuire site on Temple Hill / Newtownpark Avenue and also for the former Europa garage site on Newtown Avenue.

1.3.4.9 Stepside

The Stepside Action Area Plan (2000) was adopted prior to the enactment of the Planning and Development Act 2000 and covered a land area of 340 hectares, of which, at the time, the bulk of the northern portion was already developed. The development framework which emerged, following on from a comprehensive public consultation process, focused on two distinct development areas located either side



of a central historical Kilgobbin core and ultimately linked by a Greenway Spine running along the Ballyogan Stream Valley. The two development areas were to be served by two separate local collector Loop Roads each providing access to various development parcels with roads planned to spur off from the main collector road at minimum 90 metre intervals and with each spur road serving circa 250 residential units.

Inherent flexibility was built into the Plan which aimed to guide development over a 10 year horizon. Since 2000 significant residential and infrastructural development has occurred in the Plan lands. The area to the south-east of the Kilgobbin Road, including the local distributor road, has been successfully developed and now functions as a semi-mature residential area including the developments of Aiken's Village and Belarmine. Elements of the central Greenway Spine are also in place and development has taken place to the south-east of the Kilgobbin Road including Cruagh Wood and Wingfield. These new development areas to the south-east of the Kilgobbin Road are accessed from Stepside Village and the Enniskerry Road as the new collector Loop Road off Ballyogan Road has still to be fully realised.

Any future development on the residential development parcels along the Ballyogan Road will be in very close proximity to the Luas Greenline and as such should be of relatively high density.

Given that the Plan dates from 2000 it is considered that it would be timely to effect a review and preparation of a new statutory Local Area Plan during the lifetime of this Development Plan - particularly addressing the issues of provision of the second collector Loop Road off the Ballyogan Road, the need to ensure the maintenance of higher densities in close proximity to quality public transport corridors, further development of the central Greenway Spine (including addressing issues of permeability and pedestrian and cycle links to the Luas) to the planned Jamestown

Park and beyond to the employment and retail areas at The Park, Carrickmines. The review may involve extending the area to include parts of Carrickmines and Glenamuck and the, as yet undeveloped, Horse Racing Ireland lands north of the M50 corridor. As such it is considered that any new LAP would be entitled 'Ballyogan and Environs LAP'. As part of the Local Area Plan process the Planning Authority will explore the opportunity for the reuse of the old Garda Station in Stepside for community use.

1.3.4.10 Dundrum

An Urban Framework Plan was prepared for Dundrum in 2003, in anticipation of the significant level of change planned and predicted for Dundrum Town Centre (MTC). This Urban Framework Plan (UFP) was incorporated into the 2010-2016 County Development Plan. While it is acknowledged that Dundrum has been transformed since the opening of the Dundrum Town Centre (Shopping Centre) in 2004 it is considered that the Urban Framework Plan needs to be revisited, given that certain anticipated developments have not yet taken place and also that the original Urban Framework Plan dates from 2003. A new Local Area Plan will be prepared during the lifetime of this Plan. The Plan will address many of the projects and initiatives which were initially identified in the 2003 UFP including:

- Implementation of the environmental improvement scheme for the Main Street.
- The comprehensive redevelopment of the environs of the William Dargan Bridge undercroft, Usher House and Waldemar Terrace. This area provides a significant opportunity to create a new focal point and sense of enclosure at the northern 'gateway' to the Main Street. At present this area is dominated by heavy vehicular traffic volumes.
- Continuing the regime of strict control of advertising on building facades through the Development Management process.
- The provision of a pedestrian-friendly and traffic-calmed environment along the Main Street with particular care being paid to paving materials, modern public lighting, hard and soft landscaping and street art. There is a particular need for improved soft landscaping along the Main Street.
- The selection of paving materials of appropriate type and finish to enhance and distinguish the historic centre of Dundrum Town Centre (MTC) in the vicinity of the Protected Structures and any Architectural Conservation Area, while allowing other areas to develop with a separate style.
- The planned provision of significant additional off-street and underground car parking provision with appropriate access routes (both surface and sub-surface). This will help minimise vehicle movements and facilitate the complete removal of surface parking from the Main Street, immediately

connected streets and surrounding residential areas.

- To facilitate increased penetration by buses as part of the Quality Bus Network, with particular emphasis on improved orbital routes linking Tallaght - Dundrum - Dún Laoghaire.
- The provision of cycle facilities, including a linked cycle network and additional cycle parking.
- The provision of a wide range of employment, leisure, entertainment, cultural, hotel and restaurant uses in the Town Centre (MTC) to create activity and enliven.
- The provision of additional residential uses in Dundrum Town Centre (MTC) including 'Living Over the Shop' and stand alone developments including schemes for the elderly – if and where appropriate. In this way the existing residential use in Dundrum Town Centre (MTC) can be strengthened and consolidated.
- The conservation, preservation and re-use of historic and interesting buildings, including groups or blocks of such buildings like existing terraces. These form an established part of the town and contribute to its overall character.
- The reinstatement and strengthening of the urban fabric along the Main Street and the Sandyford Road – including infilling gap sites where appropriate. This applies especially to the northern edge of Dundrum Town Centre (MTC) where a lively and mixed commercial presence is required. Similar regeneration criteria apply to the refurbishment of the remaining dwellings and businesses on Sandyford Road immediately south of the Dundrum Cross.
- The development of a comprehensive pedestrian walkway network connecting and linking key destinations - including the Dundrum Town Centre (Shopping Centre), the Dundrum and Balally Luas stops, Main Street/Sandyford Road, Sweetmount Park and a series of internal Town Squares. There is a recognition that the insertion of the Dundrum and Wyckham Bypasses inevitably creates a degree of severance – both physical and perceived - between Dundrum Town Centre (MTC) core and its, generally, residential hinterland. The proposed footpath network should, therefore, seek to mitigate this severance using a variety of mechanisms including pedestrian bridges at key locations, pedestrian priority-controlled junctions and other mechanisms.
- To produce a more robust streetscape by sensitive infilling of gaps in the urban fabric, reducing setbacks where appropriate and encouraging new buildings close to the public footpath.
- All new building interventions shall respect and have cognisance of the scale, materials and character of the existing established Dundrum Town Centre (MTC) (especially of the Main Street/

Sandyford Road to include the Upper Kilmacud Road and Ballinteer Road between the Luas line and the Dundrum Bypass) and the residential amenity of the surrounding area.

- Examination of the provision of open space areas and linkages between same.
- Support the promotion of Dundrum Town Centre in general, and the Pembroke District in particular, as an important focus of restaurant, leisure and evening uses - subject to the safeguarding of surrounding residential amenity.

A proposed boundary for the nascent Local Area Plan is shown on the Development Plan maps (refer to Map Nos. 1 and 5) and this boundary encompasses a larger area than the original 2003 Urban Framework Plan - in recognition of the fact that a new Local Area Plan needs to more comprehensively address the relationship of the Dundrum Town Centre (MTC) area with the surrounding residential, commercial and amenity areas. The Plan area will be bounded by the Central Mental Hospital lands to the north, the boundary of the Goatstown Local Area Plan and Airfield to the east, the greenspace which forms part of the Ardglas estate to the south and Ballinteer Road and the Luas line to the west. This boundary may, however, be altered on foot of the pre-draft public consultation phase of the Local Area Plan.

1.3.4.11 Sallynoggin

It is the intention of the Council to prepare a Local Area Plan for the Sallynoggin area during the lifetime of the Development Plan. The proposed indicative extent of the Local Area Plan boundary is included in the Plan Maps (Map 3).

1.3.4.12 Dún Laoghaire and Environs

It is the intention of the Council to prepare a Local Area Plan for the Dún Laoghaire and Environs Area during the lifetime of the Development Plan. An indicative Local Area Plan boundary is included on the Plan Maps (Map 3).

1.3.4.13 Clonskeagh/UCD

It is the intention of the Council to prepare a Local Area Plan for the Clonskeagh/UCD area. The boundary of this Plan will be decided at the pre-draft Local Area Plan stage.

1.3.4.14 Ballybrack/Loughlinstown

It is the intention of the Council to prepare a Local Area Plan for the Ballybrack area during the lifetime of the Development Plan. The boundary of this Plan will be decided at the pre-Local Area Plan stage.

1.3.5 Urban Framework Plans

Table 1.3.2: Urban and Neighbourhood Framework Plans.

Name	
Dún Laoghaire Urban Framework Plan	Refer to Appendix 12
Sandyford Urban Framework Plan	Refer to Appendix 15

1.3.5.1 Dún Laoghaire Urban Framework Plan (Refer to Appendix 12)

The Urban Framework Plan for Dún Laoghaire sets out a clear and coherent vision to assist and guide the ongoing development that will contribute to the physical regeneration of Dún Laoghaire Town. The Plan encompasses the area from Sandycove to 'The Gut' at the West Pier and to the laneways that run parallel with George's Street. It extends the length of George's Street from Park Road to Clarence Street taking in the retail and commercial core of Dún Laoghaire Town Centre. The Urban Framework Plan provides the basis for detailed design of various constituent elements. It helps create an overarching coherent structure, which can then form the basis for the design of individual developments proposed for specific sites or locations.

Considerable progress has been made in recent years in realising the strategic objectives of the Dún Laoghaire Urban Framework Plan and this has provided ongoing impetus for the rejuvenation of the area. Notable recent achievements have included the construction of dlr Lexlcon which has been sited and designed to strengthen the links between the Town Centre and the Waterfront. The Metals Projects Phases 1 and 2, when completed, will create a linear park linking dlr Lexlcon and the Town Hall with the recently refurbished Peoples Park. The combined input of these projects, which also anticipates the proposed works at the Old Baths site being implemented soon, is the first step in reconnecting the Town Centre to the amenities of the Harbour and the Waterfront.

Notwithstanding these achievements, challenges remain. The Urban Framework Plan will seek to develop and expand the residential population of the area creating demand for local services and will also build on the cultural, leisure and educational opportunities afforded by the completion of dlr Lexlcon. Future opportunities within the historic Harbour area must also be directed and nuanced to benefit and strengthen both the Town Centre and the wider area.

Future initiatives will emphasise strengthening the Town Centre by creating new physical links for cyclists and pedestrians to the Waterfront, to Blackrock, to

Monkstown and Glasthule Villages and to the wider residential hinterland including the new housing developments at Honeypark. Emulating the success of ‘The Metals’ will encourage greater footfall into the Town Centre from the surrounding villages and hinterland and, by building on a growing culture of cycling and walking, will help create a unique identity and ambience for Dún Laoghaire.

Three themes underpin the Urban Framework Plan, namely:

- Reconnecting the Town Centre to the Waterfront.
- Creating Vitality.
- Strengthening Links with Adjoining Areas.

1.3.5.2 Sandyford Urban Framework Plan (Refer to Appendix 15)

The Sandyford Urban Framework Plan (UFP) was adopted by way of a Variation to the County Development Plan 2010-2016 in September 2011. The Plan was prepared to respond to the fact that development in Sandyford, had, in previous years occurred at an unprecedented pace and in an uncoordinated and piecemeal fashion.

The UFP puts forward a coherent Plan-led strategy to ensure the considered development of the Sandyford Business District - primarily as an employment area but with complementary mixed-uses including residential, commercial, retail and open space. The Plan-led strategy will ensure that development takes place in a manner that will attract investment and employment and provide for sustainable living. The focus is on developing the heart of Sandyford. Land uses in the Plan have been allocated based on a logic and rationale that examines the quantum of development which can realistically be carried on the Plan lands. Considerable infrastructural investment has occurred in Sandyford and it is important to ensure optimal return from that investment - there is a need therefore, to develop more than just a ‘nine-to-five’ dynamic in Sandyford.

Statutorily, the existing Urban Framework Plan forms part of the County Development Plan and, as such, the UFP requires to be reviewed as part of the County Development Plan process.

Notwithstanding the fact that the Urban Framework Plan is now more than three years old, the fundamentals are considered to remain robust with limited changes required other than those relating primarily to the phasing of development. Little development has occurred in Sandyford during the lifetime of the previous 2010 – 2016 County Development Plan but a number of the infrastructural projects identified in the Sandyford UFP have now been implemented which will, in turn, allow for more significant future development.

1.3.6 The Villages of Dún Laoghaire-Rathdown

One notable characteristic of Dún Laoghaire-Rathdown is how the built up area has largely formed around and has spread out from its historic villages and towns. These centres add greatly to the individual character of the County and help to provide a positive ‘sense of place’ and identity as well as providing for local shopping and amenities for social interaction. It is Council policy that this will be supported and strengthened and that resources, where available, will be directed to support this role.

To this end the Council will, during the lifetime of this Plan, and subject to resources - carry out an audit of the existing towns and villages examining their role and function into the future. The purpose of this audit will be to improve the quality of life of citizens. It will examine, inter alia: available facilities, the potential in achieving better energy efficiency, the use of smart technology and their position within the retail hierarchy. The audit will enable the Council to prioritise and direct actions for the improvement of the County’s towns and villages.

